

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-095</u></a>	<a href="#"><u>HOPE DELIVERANCE TABERNACLE MINISTRIES</u></a>
<a href="#"><u>03-020</u></a>	<a href="#"><u>JOSE TORRES</u></a>
<a href="#"><u>03-209</u></a>	<a href="#"><u>PALMA FAMILY TRUST, ET AL</u></a>
<a href="#"><u>03-301</u></a>	<a href="#"><u>THE SHOPPES AT QUAIL ROOST LTD.</u></a>
<a href="#"><u>03-303</u></a>	<a href="#"><u>AVOCADO ACRE HOMES DEVELOPMENT CORP.</u></a>
<a href="#"><u>03-310</u></a>	<a href="#"><u>JESUS GIRALDO</u></a>

APPLICANT: HOPE DELIVERANCE TABERNACLE MINISTRIES

- (1) MODIFICATION of Conditions #2 and #6 of Resolution CZAB14-28-01, passed and adopted by the Community Zoning Appeals Board #14 and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Hope Ministries Church/School,' as prepared by Silva Architects, consisting of two pages and dated received July 16, 2001 and a landscaped plan entitled 'Hope Ministries International,' as prepared by Francisco M. Trujillo, R. A. and dated received June 4, 2001."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Hope Ministries Church/School,' as prepared by Silva Architects, consisting of three pages, dated 3/28/02 and landscape plan dated 4/29/01."

FROM: "6. That the use shall be restricted a maximum number of 50 children.

TO: "6. That the day care center be limited to a maximum of 50 children and the school use be limited to 99 students.

The purpose of the request is to allow the applicant to modify the plans for the previously approved religious facility and day care center to show an elementary school on the site.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenant After Public Hearing).

- (2) NON-USE VARIANCE OF SCHOOL REQUIREMENTS to permit 4,700 sq. ft. of outdoor playground area (5,282 sq. ft. required).
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed school building and incidental school uses to be setback varying from 0' to 143' from all property lines (250' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 162.8' of the north 325.6' of the NE ¼ of the SW ¼ of the SW ¼ of the SE ¼, of Section 31, Township 55 South, Range 40 East less the 25' right-of-way and the south 12.5' of the NE ¼ of the SW ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East.

LOCATION: 18240 S.W. 110 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.25 Net Acres

PRESENT ZONING: AU (Agricultural – Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/25/03 TO THIS DATE:

HEARING NO. 03-11-CZ14-2 (03-20)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: JOSE TORRES

- (1) Applicant is requesting approval to permit a guest house setback 13.42' from the interior side (east) property line. (The underlying zoning district regulations require 20').
- (2) Applicant is requesting approval to permit spacing between buildings of 6.5'. (The underlying zoning district regulation requires 10').
- (3) Applicant is requesting approval to permit a rear lot coverage to of 5.89%. (The underlying zoning district regulation requires 2%)

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Torres Residence," as prepared by Armando Davila, Architect, dated 1/17/03 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 300' of the south 2,293' of the west ¼ of the NE ¼, less the west 316' and less the east 150' & less the west 85' of the east 235' of the north 50' of the south 2,043' thereof in Section 21, Township 56 South, Range 38 East.

LOCATION: 2105 S.W. 234 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.27 Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 11/25/03 TO THIS DATE:

HEARING NO. 03-11-CZ14-5 (03-209)

11-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: PALMA FAMILY TRUST, ET AL

(1) AU to EU-1

REQUEST #1 ON PARCEL "A"

(2) AU to EU-M

REQUEST #2 ON PARCEL "B"

(3) Applicant is requesting to waive subdivision regulations requiring street lighting and sidewalks within subdivisions (street lighting and sidewalks required).

REQUEST #3 ON PARCELS "A" & "B"

Upon demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

SUBJECT PROPERTY: PARCEL "A": A portion of land in the NE ¼ of the SW ¼ of Section 11, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the Southwest corner of the NE ¼ of the SW ¼ of said Section 11, Township 56 South, Range 39 East; thence N00°42'6"W for a distance of 1,344.49' to a Point of intersection with the north line of SW ¼ of said Section 11, Township 56 South, Range 39 East; thence N89°29'42"E along the north line of the SW ¼ of said Section 11, Township 56 South, Range 39 East for a distance of 235.18'; thence S00°43'9"E for a distance of 1,343.74' to a Point of intersection with the south line of the SW ¼ of said Section 11, Township 56 South, Range 39 East; thence S89°18'46"W for a distance of 235.59' to the Point of Beginning.

AND:

PARCEL "B": A portion of the SW ¼ of Section 11, Township 56 South, Range 39 East, most particularly described as follows:

The west ½ of the NE ¼ of SW ¼ of said Section 11, Township 56 South, Range 39 East, and the west 165' of the SE ¼ of the NE ¼ of the SW ¼ of said Section 11, Township 56 South, Range 39 East, LESS THE FOLLOWING DESCRIBED PARCEL: Begin at the Southwest corner of the NE ¼ of the SW ¼ of said Section 11, Township 56 South, Range 39 East; thence N00°42'6"W for a distance of 1,344.49' to a Point of intersection with the north line of SW ¼ of said Section 11, Township 56 South, Range 39 East; thence N89°29'42"E along the north line of the SW ¼ of said Section 11, Township 56 South, Range 39 East for a distance of 235.18'; thence S00°43'9"E for a distance of 1,343.74' to a Point of intersection with the south line of the SW ¼ of said Section 11, Township 56 South, Range 39 East; thence S89°18'46"W for a distance of 235.59' to the Point of Beginning.

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HEARING NO. 03-11-CZ14-5 (03-209)

11-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: PALMA FAMILY TRUST, ET AL

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LOCATION: The southeast corner of S.W. 208 Street and SW 134 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 31 Acres

AU (Agricultural – Residential 5 Acres Gross)  
EU-1 (Estates 1 Family 1 Acre Gross)  
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: THE SHOPPES AT QUAIL ROOST LTD.

Applicant is requesting approval to permit a 10' high wall (8' high permitted) along the interior side (east) property line where a business lot abuts a residential district.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Quail Roost Publix Plaza," by Cabrera Ramos, Architects, Inc., dated 3/20/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the west ½ of the NW ¼ of the NW ¼ of Section 12, Township 56 South, Range 39 East, being more particularly described as follows:  
Commence at the Northwest corner of Section 12, Township 56 South, Range 39 East; thence N89°14'16"E along the north line of said Section 12 for a distance of 59.97'; thence S0°45'44"E for a distance of 35' to the Point of beginning of the following described parcel of land; thence N89°14'16"E for a distance of 429.24' to a Point of curvature; thence 173' along the arc of a curve to the left, said curve having a radius of 1,944.86', a central angle of 5°5'48" to the intersection with a non-tangent line, a radial line to that point bears S5°51'32"E; thence S0°51'56"E for a distance of 658.12'; thence S89°14'16"W for a distance of 628.48'; thence N0°44'11"W for a distance of 625.44' to a Point of curvature; thence 39.26' along the arc of a curve to the right, said curve having a radius of 25', a central angle of 89°58'27" to the Point of beginning.

LOCATION: The Southwest corner of S.W. 200 Street (Quail Roost Drive) & S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.38± Acres

PRESENT ZONING: BU-1A (Business – Limited).

HEARING NO. 04-01-CZ14-2 (03-303)

33-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: AVOCADO ACRE HOMES DEVELOPMENT CORP.

Applicant is requesting to waive subdivision regulations requiring street lighting (street lighting required within subdivisions).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; less the east  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; less the east 200' of the west 477.3' of the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; less the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; and less the west 7' of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  in Section 33, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 272 Street & S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 34.57 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

HEARING NO. 04-01-CZ14-3 (03-310)

2-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: JESUS GIRALDO

Applicant is requesting to permit a single family residence setback 15' from the front (east) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by J. F. Lopez & Associates, Inc. and dated May 7, 2003. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 17, Block 7, KRISTINA ESTATES 3<sup>RD</sup> ADDITION, Plat book 135, Page 11.

LOCATION: 19630 S.W. 135 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 123' x 134'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)